



3A Glanroy House Coolshannagh Park, Newtownabbey, BT37 9LB

- Top Floor Apartment
- Lounge
- Shower Room; White Suite
- PVC Double Glazing
- Convenient Location
- Two Well-Proportioned Bedrooms
- Separate Kitchen
- Gas Heating
- Communal Parking Area
- Ideal First Time Buy / Buy To Let

Offers Over £94,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Stairwell to upper floors.

PRIVATE ENTRANCE HALL

Composite glass panelled front door. Tiled floor. Access to store with gas fired central heating boiler.

LOUNGE 13'11" x 10'11"

Focal point fireplace. Wood laminate floor covering. View towards Carnmoney Hill.



KITCHEN 10'4" x 7'1"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with integrated oven below. Space for fridge freezer. Plumbed and space for washing machine. Plumbed and space for slimline dishwasher. Part tiling to walls. Tiled floor.

BEDROOM 1 10'4" x 9'4"

Wood laminate floor covering.

BEDROOM 2 12'4" x 9'7" (wps)

View towards Carnmoney Hill. Wood laminate floor covering.

SHOWER ROOM

Contemporary white three piece suite comprising fully panelled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Tile effect panelling to walls.

EXTERNAL

Communal parking area.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the





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Well presented, two bedroom, top floor apartment, conveniently situated off Coolshannagh Park, Rathcoole, Newtownabbey.

The property comprises communal entrance hall, private entrance hall, lounge, separate kitchen, two well-proportioned bedrooms, and shower room, with white, three piece suite.

Externally, the property enjoys communal parking area to front.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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